

## ORDINANCE NO. 5815

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING SECTIONS 30.20.020, 30.25.020, 30.30.020, 30.35.020, 30.175.040, 30.295.040, AND 30.295.050 OF TITLE 30 [INLAND ZONING] OF THE SANTA BARBARA MUNICIPAL CODE TO REGULATE CANNABIS USES

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 30.20.020 of Chapter 20 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

### 30.20.020 Land Use Regulations

Table 30.20.020, Land Use Regulations-Residential Zones, prescribes the land use regulations for Residential Zones.

Use classifications are defined in Chapter 30.295, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table, or not found to be substantially similar to the uses below, are prohibited.

The table also notes additional land use regulations that apply to various uses. Numbers in parentheses refer to specific limitations listed at the end of the table. Section numbers in the right-hand column refer to other sections of this Title.

TABLE 30.20.020: LAND USE REGULATIONS-RESIDENTIAL ZONES					
<i>"A" Allowed Use</i> <i>"PSP" Performance Standard Permit Required</i> <i>"CUP" Conditional Use Permit Required</i>			<i>"--" Use Not Allowed</i> <i>"(#)" Specific Limitations at the end of the table</i>		
Use Classification	RS	R-2	R-M	R-MH	Additional Regulations
<b>Residential Uses</b>					
Residential Housing Types					
Single-Unit Residential	A	A	A	A	§30.185.040, Accessory Dwelling Unit
Two-Unit Residential	–	A	A	A	
Multi-Unit Residential	–	A(1)	A	A	
Special Residential Unit Types					
Additional Residential Unit	PSP	–	–	–	§30.185.050, Additional Residential Unit
Caretaker Unit	–	–	A	A	§30.185.120, Caretaker Unit
Garden Apartment	–	CUP	–	–	§30.185.180, Garden Apartment Developments

**TABLE 30.20.020: LAND USE REGULATIONS—RESIDENTIAL ZONES**

<b>"A" Allowed Use</b>		<b>"—" Use Not Allowed</b>			
<b>"PSP" Performance Standard Permit Required</b>		<b>"(#)" Specific Limitations at the end of the table</b>			
<b>"CUP" Conditional Use Permit Required</b>					
<b>Use Classification</b>	<b>RS</b>	<b>R-2</b>	<b>R-M</b>	<b>R-MH</b>	<b>Additional Regulations</b>
<i>Planned Residential Development</i>	CUP	—	—	—	§30.185.330, Planned Residential Development
Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices					
<i>6 or fewer individuals</i>	A	A	A	A	§30.185.140, Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices
<i>7 to 12 individuals</i>	PSP	PSP	PSP	PSP	
<i>More than 12 individuals</i>	CUP	CUP	CUP	CUP	
Family Day Care Home					
<i>Small</i>	A	A	A	A	
<i>Large</i>	PSP	PSP	PSP	PSP	§30.185.230, Large Family Day Care Homes
Group Residential	CUP(2)	CUP	CUP	CUP	§30.185.190, Group Residential
Home Occupation	A	A	A	A	§30.185.200, Home Occupation
Live-Work Unit	Allowed subject to the highest permit level required for any individual use or component of the project.				§30.185.240, Live-Work Units
Mobilehome Park	CUP(3)	CUP(3)	CUP(3)	CUP(3)	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Supportive Housing	§30.185.430, Transitional and Supportive Housing				
Transitional Housing	§30.185.430, Transitional and Supportive Housing				
<b>Public and Semi-Public Uses (4)</b>					
Cemetery	CUP	CUP	CUP	CUP	
Community Assembly	CUP	CUP	CUP	CUP	
Community Garden	A	A	A	A	§30.185.130, Community and Market Gardens
Cultural Institution	CUP	CUP	CUP	CUP	
Day Care Center	CUP	CUP	CUP	CUP	§30.185.150, Day Care Centers
Emergency Shelter	CUP	CUP	CUP	CUP	§30.185.170, Emergency Shelter
Hospitals and Clinics	—	—	—	CUP	
Park and Recreation Facility	CUP	CUP	CUP	CUP	§30.185.350, Recreation Facilities
Public Facility	CUP	CUP	CUP	CUP	

**TABLE 30.20.020: LAND USE REGULATIONS—RESIDENTIAL ZONES***"A" Allowed Use**"PSP" Performance Standard Permit Required**"CUP" Conditional Use Permit Required**"—" Use Not Allowed**"(#)" Specific Limitations at the end of the table*

Use Classification	RS	R-2	R-M	R-MH	Additional Regulations
Recreational Vehicle Park					
Recreational Vehicle and Camping Parks, Overnight	–	–	–	CUP	§30.185.320, Overnight Recreational Vehicle or Camping Parks
Recreational Vehicle Parks, Permanent	CUP(3)	CUP(3)	CUP(3)	CUP(3)	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Schools	CUP	CUP	CUP	CUP	
Skilled Nursing Facility	–	–	–	CUP	
Social Service Facilities	CUP(5)	CUP(5)	CUP(5)	CUP(5)	
Commercial Uses					
Agriculture	A	A	A	A	§30.185.070, Agriculture
Commercial Entertainment and Recreation					
Large-scale	CUP(6)	CUP(6)	CUP(6)	CUP(6)	§30.185.350, Recreation Facilities
Eating and Drinking Establishments	–	–	–	CUP(7)	
Hotels and Similar Uses	–	–	CUP	A	§30.185.220, Hotels and Similar Uses
Market Garden	CUP	PSP	PSP	PSP	§30.185.130, Community and Market Gardens
Parking, Public or Private (Nonresidential)	CUP	CUP	CUP	CUP	
Retail Sales, Neighborhood Market	-	PSP	PSP	PSP	§30.185.370, Retail Sales, Neighborhood Market
Transportation, Communication, and Utilities Uses					
Telecommunications Facilities	§30.185.410, Telecommunications Facilities				
Public Works and Utilities	§30.185.340, Public Works and Utilities				
Other Applicable Types					
Accessory Uses and Buildings	A	A	A	A	§30.185.030, Accessory Uses and §30.140.020, Accessory Buildings
Animal Keeping	A	A	A	A	§30.185.210, Horse Keeping and SBMC 6.08, Care and Keeping of Animals
Cannabis Cultivation, Personal	§30.185.110, Cannabis Cultivation for Personal Use				
Mixed-Use Development	Mixed-Use Development is allowed subject to the regulations of the specific uses and applicable zone and permit requirements for any individual use or component of the project.				



TABLE 30.20.020: LAND USE REGULATIONS—RESIDENTIAL ZONES					
<i>"A" Allowed Use</i> <i>"PSP" Performance Standard Permit Required</i> <i>"CUP" Conditional Use Permit Required</i>			<i>"—" Use Not Allowed</i> <i>"(#)" Specific Limitations at the end of the table</i>		
Use Classification	RS	R-2	R-M	R-MH	Additional Regulations
Mobilehome	§30.185.270, Mobilehomes, Recreational Vehicles, and Modular Units, Individual Use; and §30.185.420 Temporary Uses				
Nonconforming Use	Chapter 30.165, Nonconforming Uses, Site Development, and Uses				
Solar Energy Systems	§30.140.090.D.8, Solar Energy Systems, and §30.185.400, Solar Energy Systems				
Temporary Use	§30.185.420, Temporary Uses				
<b>Specific Limitations</b>					
1. No more than two residential units may be located in any one building.					
2. Limited to convents and monasteries.					
3. Not allowed in a Historic or Landmark District. Allowed within a High Fire Hazard Area if designed to meet high fire construction standards adopted or enforced by the City, as determined by the Chief Building Official or the Fire Code Official.					
4. Other public or semi-public facilities not specifically permitted may be allowed in any zone pursuant to Conditional Use Permit approval.					
5. Must be located a minimum 300 feet from any other social service facility or emergency shelter.					
6. Limited to outdoor tennis clubs, lawn bowling clubs, golf courses and driving ranges. Miniature golf is not allowed.					
7. There shall be a minimum of 100 established hotel-motel guestrooms closer than 500 feet of the boundary of the restaurant site or as allowed pursuant to §30.185.220, Hotels and Similar Uses. The 100 guestrooms may be used to support any number of restaurants.					

SECTION 2. Section 30.25.020 of Chapter 25 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

### **30.25.020 Land Use Regulations**

Table 30.25.020 prescribes the land use regulations for Commercial and Office Zones.

Use classifications are defined in Chapter 30.295, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table, or not found to be substantially similar to the uses below, are prohibited.

The table also notes additional land use regulations that apply to various uses. Numbers in parentheses refer to specific limitations listed at the end of the table. Section numbers in the right hand column refer to other sections of this Title.

**TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES**

"A" Allowed Use "PSP" Performance Standard Permit Required "CUP" Conditional Use Permit Required			"—" Use Not Allowed "("#)" Specific Limitations at the end of the table		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Residential Uses					
Residential Housing Types					
Single-Unit Residential	A	A	A	A	§30.185.040, Accessory Dwelling Unit
Two-Unit Residential	A	A	A	A	
Multi-Unit Residential	A	A	A	A	
Special Residential Unit Types					
Caretaker Unit	A	A	A	A	§30.185.120, Caretaker Unit
Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices					
6 or fewer individuals	A	A	A	A	§30.185.140, Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices
7 to 12 individuals	A	A	A	A	
More than 12 individuals	CUP	CUP	CUP	CUP	
Family Day Care Home					
Small	A	A	A	A	
Large	A	A	A	A	
Group Residential	PSP	PSP	PSP	PSP	§30.185.190, Group Residential
Home Occupation	A	A	A	A	§30.185.200, Home Occupation
Live-Work Unit	Allowed subject to the highest permit level required for any individual use or component of the project.				§30.185.240, Live-Work Units
Mobilehome Park	CUP(1)	CUP(1)	CUP(1)	CUP(1)	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Supportive Housing	§30.185.430, Transitional and Supportive Housing				
Transitional Housing	§30.185.430, Transitional and Supportive Housing				
Public and Semi-Public Uses (2)					
Cemetery	CUP	CUP	CUP	A	
College and Trade School	CUP	CUP	CUP	A	
Community Assembly	CUP	CUP	CUP	A	
Community Garden	A	A	A	A	§30.185.130, Community and Market Gardens
Cultural Institution	CUP	CUP	CUP	A	
Day Care Center	CUP	CUP	A	A	§30.185.150, Day Care Centers
Emergency Shelter	CUP	CUP	CUP	CUP	§30.185.170, Emergency Shelter

**TABLE 30.25.020: LAND USE REGULATIONS--COMMERCIAL AND OFFICE ZONES**

<p> <i>"A" Allowed Use</i>  <i>"PSP" Performance Standard Permit Required</i>  <i>"CUP" Conditional Use Permit Required</i> </p>					
<p> <i>"-" Use Not Allowed</i>  <i>"(#)" Specific Limitations at the end of the table</i> </p>					
<i>Use Classification</i>	<i>O-R</i>	<i>O-M</i>	<i>C-R</i>	<i>C-G</i>	<i>Additional Regulations</i>
Hospitals and Clinics					
<i>Hospital</i>	–	CUP	CUP	CUP	
<i>Clinic</i>	CUP	A	CUP	A	
<i>Birth Center</i>	–	A	A	A	
Instructional Services	–	–	A	A	
Park and Recreation Facility	CUP	CUP	CUP	CUP	§30.185.350, Recreation Facilities
Public Facilities	CUP	CUP	CUP	A	
Recreational Vehicle and Camping Parks, Overnight	–	–	CUP	CUP	§30.185.320, Overnight Recreational Vehicle and Camping Parks
Recreational Vehicle Parks, Permanent	CUP(1)	CUP(1)	CUP(1)	CUP(1)	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Schools	CUP	CUP	CUP	A	
Skilled Nursing Facility	–	CUP	CUP	CUP	
Social Service Facilities	CUP(3)	CUP(3)	CUP(3)	CUP(3)	
<b>Commercial Uses</b>					
Adult Entertainment Facilities	–	–	–	A	§30.185.060, Adult Entertainment Facilities
Agriculture	A	A	A	A	§30.185.070, Agriculture
Animal Care, Sales and Services					
<i>Animal Daycare</i>	–	–	A(4)	A(4)	
<i>Animal Shelter and Boarding</i>	–	–	A(5)	A(5)	
<i>Grooming and Pet Stores</i>	–	–	A(4)	A(4)	
<i>Veterinary Services</i>	–	–	A(4)	A(4)	
Artist Studio	–	–	A	A	
Automated Teller Machine	A	A	A	A	§30.185.080, Automated Teller Machines
Automobile/Vehicle Sales and Services					
<i>Automobile/Vehicle Rentals</i>	–	–	A	A	
<i>Automobile/Vehicle Sales and Leasing</i>	–	–	–	A(6)	
<i>Car Washing Facilities</i>	–	–	PSP	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities



**TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES**

<p> <i>"A" Allowed Use</i>  <i>"PSP" Performance Standard Permit Required</i>  <i>"CUP" Conditional Use Permit Required</i> </p>					
<p> <i>"—" Use Not Allowed</i>  <i>"(#)" Specific Limitations at the end of the table</i> </p>					
<i>Use Classification</i>	<i>O-R</i>	<i>O-M</i>	<i>C-R</i>	<i>C-G</i>	<i>Additional Regulations</i>
<i>Fueling Station</i>	—	—	PSP(7)	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
<i>Service and Repair, Minor</i>	—	—	CUP	A	
Banks and Financial Institutions	A	A/PSP(8)	A	A	§30.185.100, Banks and Financial Institutions in the O-M Zone
Business Services	—	—	A	A	
Cannabis Storefront-Retailer	—	—	A(19)	A(19)	Chapter 9.44 Commercial Cannabis Businesses
Commercial Entertainment and Recreation					
<i>Cinema/Theater</i>	—	—	—	A	
<i>Large-scale</i>	—	—	—	CUP	§30.185.350, Recreation Facilities
<i>Small-scale</i>	—	—	A	A	
Eating and Drinking Establishments	—	—	A	A	
Food Preparation	—	—	A(9)	A(10)	§30.185.380, Seafood Odor Control
Funeral Parlors and Interment Services	—	—	A	A	
Hotels and Similar Uses	CUP(11)	—	A	A	§30.185.220, Hotels and Similar Uses
Maintenance and Repair Services	—	—	A	A	
Market Garden	A	A	A	A	§30.185.130, Community and Market Gardens
Medical Cannabis Dispensaries	—	—	—	—	Nonconforming Use. Formerly codified as §30.185.250, Medical Cannabis Dispensaries
Nurseries and Garden Centers	—	—	A	A	
Offices					
<i>Business and Professional</i>	A	A(12)	A	A	
<i>Medical and Dental</i>	A	A	A	A	
Outdoor Sales and Display	—	—	A(13)	A	§30.185.300, Outdoor Sales and Display
Outdoor Seating	—	—	A(14)	A(14)	
Parking, Public or Private	A	A	A	A	
Personal Services	—	—	A	A	

**TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES***"A" Allowed Use**"PSP" Performance Standard Permit Required**"CUP" Conditional Use Permit Required**"—" Use Not Allowed**"(#)" Specific Limitations at the end of the table*

Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Retail Sales					
Food and Beverage Retail Sales	–	–	A	A	
General Retail	–	A/PSP(15)	A	A	§30.185.260, Medical Equipment Supply Stores
Neighborhood Market	PSP	PSP	PSP	PSP	§30.185.370, Retail Sales, Neighborhood Market
Industrial Uses					
Building Materials and Services	–	–	–	A(16)	
Custom Manufacturing	–	–	–	A(16)	
Food and Beverage Manufacturing, Limited/Small Scale	–	–	A(16)	A(16)	§30.185.380, Seafood Odor Control
Household Hazardous Waste Collection Facility	–	–	A	A	
Industry, Limited	–	–	–	A(16)	
Research and Development	A(17)	–	A(17)	A	
Warehousing and Storage					
Personal Storage	–	–	–	A(18)	
Transportation, Communication, and Utilities Uses					
Telecommunications Facilities	§30.185.410, Telecommunications Facilities				
Transportation Passenger Terminals	–	–	–	PSP	
Public Works and Utilities	§30.185.340, Public Works and Utilities				
Other Applicable Types					
Accessory Uses and Buildings	A/PSP	A/PSP	A/PSP	A/PSP	§30.185.030, Accessory Uses and §30.140.020, Accessory Buildings
Animal Keeping	A	A	A	A	§30.185.210, Horse Keeping and SBMC 6.08, Care and Keeping of Animals
Cannabis Cultivation, Personal	§30.185.110, Cannabis Cultivation for Personal Use				
Mixed-Use Development	Mixed-Use Development is allowed subject to the regulations of the specific uses and applicable zone and permit requirements for any individual use or component of the project.				
Mobilehome	§30.185.270, Mobilehomes, Recreational Vehicles, and Modular Units, Individual Use; and §30.185.420 Temporary Uses				
Nonconforming Use	Chapter 30.165, Nonconforming Uses, Site Development, and Uses				



TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
<i>"A" Allowed Use</i> <i>"PSP" Performance Standard Permit Required</i> <i>"CUP" Conditional Use Permit Required</i>			<i>"—" Use Not Allowed</i> <i>"(#)" Specific Limitations at the end of the table</i>		
<i>Use Classification</i>	<i>O-R</i>	<i>O-M</i>	<i>C-R</i>	<i>C-G</i>	<i>Additional Regulations</i>
Solar Energy Systems	§30.140.090.D.8, Solar Energy Systems, and §30.185.400, Solar Energy Systems				
Temporary Use	§30.185.420, Temporary Uses				
<b>Specific Limitations</b>					
1. Not allowed in a Historic or Landmark District. Allowed within a High Fire Hazard Area if designed to meet high fire construction standards adopted or enforced by the City, as determined by the Chief Building Official or the Fire Code Official.					
2. Other public or semi-public facilities not specifically permitted may be allowed in any zone pursuant to Conditional Use Permit approval.					
3. Must be located a minimum 300 feet from any other social service facility or emergency shelter.					
4. All activities shall be conducted within an enclosed building.					
5. Limited to boarding of cats and other household pets, excluding dogs. All activities shall be conducted within an enclosed building. Breeding is not permitted.					
6. Limited to sales of used automobiles; new or used motorcycles and mopeds are allowed.					
7. Limited to no more than six fuel dispensers, which may each serve two vehicles.					
8. Banks with 1,000 square feet of floor area or less per lot are allowed. Banks with more than 1,000 square feet of floor area per lot require Performance Standard Permit approval.					
9. Limited to no more than 10 employees at any given time.					
10. Limited to no more than 20 employees at any given time.					
11. Limited to Hotels located in Structures of Merit or Landmarks pursuant to Chapter 22.22, Historic Structures, or in another structure on the same lot as a Structure of Merit or Landmark used as a Hotel.					
12. Limited to offices related to medical and dental field only.					
13. Limited to outdoor uses associated with Fueling Stations and Nurseries and Garden Centers.					
14. In conjunction with any establishment that serves or sells food or beverages.					
15. Limited to pharmacies and medical equipment supply stores. Medical equipment supply stores with 3,000 square feet of floor area or less per lot are allowed. Medical equipment supply stores with more than 3,000 square feet of floor area per lot require a Performance Standard Permit.					
16. Limited to no more than 10 employees engaged in manufacturing. Manufacturing activities are limited to accessory uses as defined in §30.185.030, Accessory Uses, and may occupy no more than 25 percent of the floor area in a structure in the C-R Zone and 50 percent in the C-G Zone.					
17. Limited to the Land Use Regulations, Operational and Performance Standards in Chapter 30.65, Research and Development (RD) Overlay Zone.					
18. Individual storage compartments not to exceed 400 square feet in area.					
19. Cannabis Storefront-Retailer uses require a commercial cannabis business permit pursuant to Chapter 9.44.					

SECTION 3. Section 30.30.020 of Chapter 30 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

### **30.30.020 Land Use Regulations**

Table 30.30.020 prescribes the land use regulations for Manufacturing Zones.

Use classifications are defined in Chapter 30.295, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use

The table also notes additional land use regulations that apply to various uses. Numbers in parentheses refer to specific limitations listed at the end of the table. Section numbers in the right hand column refer to other sections of this Title.

**"A" Allowed Use**                      **"—" Use Not Allowed**  
**"PSP" Performance Standard Permit Required**    **"(#)" Specific Limitations at the end of the table**  
**"CUP" Conditional Use Permit Required**

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**TABLE 30.30.020: LAND USE REGULATIONS—MANUFACTURING ZONES***"A" Allowed Use**"—" Use Not Allowed**"PSP" Performance Standard Permit Required "(#)" Specific Limitations at the end of the table**"CUP" Conditional Use Permit Required*

<i>Use Classification</i>	<i>M-C</i>	<i>M-I</i>	<i>Additional Regulations</i>
<b>Public and Semi-Public Uses (3)</b>			
Cemetery	A	—	
College and Trade School	A	A(4)	
Community Assembly	A	—	
Community Garden	A	A	§30.185.130, Community and Market Gardens
Cultural Institution	A	—	
Day Care Center	A	—	§30.185.150, Day Care Centers
Emergency Shelter	A	CUP	§30.185.170, Emergency Shelter
Hospitals and Clinics			
<i>Hospital</i>	CUP	—	
<i>Clinic</i>	A	—	
<i>Birth Center</i>	A	—	
Instructional Services	A	—	
Park and Recreation Facility	CUP	—	§30.185.350, Recreation Facilities
Public Facility	A	A	
Recreational Vehicle and Camping Parks, Overnight	CUP(2)	—	§30.185.320, Overnight Recreational Vehicle and Camping Parks
Recreational Vehicle Parks, Permanent	CUP(2)	—	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Schools	A	—	
Skilled Nursing Facility	A	—	
Social Service Facilities	CUP(5)	CUP(5)	
<b>Commercial Uses</b>			
Adult Entertainment Facilities	A	A	§30.185.060, Adult Entertainment Facilities
Agriculture	A	A	§30.185.070, Agriculture
Animal Care, Sales and Services			
<i>Animal Daycare</i>	A(6)	A	
<i>Animal Shelter and Boarding</i>	A(7)	A	
<i>Grooming and Pet Stores</i>	A(6)	A	
<i>Veterinary Services</i>	A(6)	A	
Artist Studio	A	A	
Automated Teller Machine	A	A	§30.185.080, Automated Teller Machines
Automobile/Vehicle Sales and Services			



**TABLE 30.30.020: LAND USE REGULATIONS—MANUFACTURING ZONES***"A" Allowed Use**"—" Use Not Allowed**"PSP" Performance Standard Permit Required "(#)" Specific Limitations at the end of the table**"CUP" Conditional Use Permit Required*

<i>Use Classification</i>	<i>M-C</i>	<i>M-I</i>	<i>Additional Regulations</i>
<i>Automobile/Vehicle Rentals</i>	A	A	
<i>Automobile/Vehicle Sales and Leasing</i>	A(8)	A(8)	
<i>Car Washing Facilities</i>	PSP	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
<i>Fueling Station</i>	PSP	A	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
<i>Service and Repair, Minor</i>	A	A	
<i>Banks and Financial Institutions</i>	A	—	
<i>Business Services</i>	A	—	
<i>Cannabis Storefront-Retailer</i>	—	A(13)	Chapter 9.44 Commercial Cannabis Businesses
<i>Commercial Entertainment and Recreation</i>			
<i>Cinema/Theater</i>	A	—	
<i>Large-scale</i>	CUP	—	§30.185.350, Recreation Facilities
<i>Small-scale</i>	A	—	
<i>Eating and Drinking Establishments</i>	A	A(9)	
<i>Food Preparation</i>	A	A(10)	§30.185.380, Seafood Odor Control
<i>Funeral Parlors and Interment Services</i>	A	A	
<i>Hotels and Similar Uses</i>	A	—	§30.185.220, Hotels and Similar Uses
<i>Maintenance and Repair Services</i>	A	A	
<i>Market Garden</i>	A	A	§30.185.130, Community and Market Gardens
<i>Medical Cannabis Dispensaries</i>	—	—	Nonconforming Use. Formerly codified as §30.185.250, Medical Cannabis Dispensaries
<i>Nurseries and Garden Centers</i>	A	A	
<i>Offices</i>			
<i>Business and Professional</i>	A	A(9)	
<i>Medical and Dental</i>	A	—	
<i>Outdoor Sales and Display</i>	A	A	§30.185.300, Outdoor Sales and Display
<i>Outdoor Seating</i>	A	A	
<i>Parking, Public or Private</i>	A	A	
<i>Personal Services</i>	A	—	

**TABLE 30.30.020: LAND USE REGULATIONS—MANUFACTURING ZONES**

### "A" Allowed Use

**“—” Use Not Allowed**

**"PSP" Performance Standard Permit Required "(#)" Specific Limitations at the end of the table**

**"CUP" Conditional Use Permit Required**

<i>Use Classification</i>	<i>M-C</i>	<i>M-I</i>	<i>Additional Regulations</i>
<b>Retail Sales</b>			
<i>Food and Beverage Retail Sales</i>	A	A(9)	
<i>General Retail</i>	A	A(9)	
<i>Neighborhood Market</i>	PSP	–	§30.185.370, Retail Sales, Neighborhood Market
<b>Industrial Uses</b>			
<b>Automobile and Vehicle Repair, Major</b>	A	A	
<b>Building Materials and Services</b>	A	A	
<b>Commercial Cannabis Business</b>	–	A(13)	
<b>Commercial Vehicle and Equipment Sales and Rental</b>	A	A	
<b>Construction and Materials Yard</b>	A	A	
<b>Custom Manufacturing</b>	A	A(10)	
<b>Food and Beverage Manufacturing</b>			
<i>Limited/Small Scale</i>	A(11)	A/PSP (12)	§30.185.380, Seafood Odor Control
<i>General/Large Scale</i>	–	A/PSP (12)	§30.185.380, Seafood Odor Control
<b>Hazardous Waste Management Facility</b>	CUP	CUP	Chapter 30.55, Hazardous Waste Management Facility (HWMF) Overlay Zone
<b>Household Hazardous Waste Collection Facility</b>	A	A	
<b>Industry, General</b>	–	A	
<b>Industry, Limited</b>	A	A	
<b>Recycling Collection Facility</b>	A	A	
<b>Research and Development</b>	A	A	
<b>Salvage and Wrecking</b>	CUP	CUP	
<b>Towing and Impound</b>	A	A	
<b>Warehousing and Storage</b>			
<i>Indoor Warehousing and Storage</i>	A	A	
<i>Outdoor Storage</i>	–	A	§30.185.310, Outdoor Storage
<i>Personal Storage</i>	A	A	
<b>Wholesaling and Distribution</b>	–	A	
<b>Transportation, Communication, and Utilities Uses</b>			
<b>Freight/Truck Terminals and Warehouses</b>	–	A	
<b>Light Fleet Based Services</b>	A	A	
<b>Telecommunications Facilities</b>	§30.185.410, Telecommunications Facilities		

"A" Allowed Use  
 "PSP" Performance Standard Permit Required  
 "CUP" Conditional Use Permit Required

### **Specific Limitations**

1. Limited to a Caretaker Unit of no more than 400 square feet of net floor area.
2. Not allowed in a Historic or Landmark District. Allowed within a High Fire Hazard Area if designed to meet high fire construction standards adopted or enforced by the City, as determined by the Chief Building Official or the Fire Code Official.
3. Other public or semi-public facilities not specifically permitted may be allowed in any zone pursuant to Conditional Use Permit approval.
4. Limited to industrial-related trade schools.
5. Must be located a minimum 300 feet from any other social service facility or emergency shelter.
6. Outdoor activities may occur between the hours of 9:00 a.m. and 4:00 p.m. Activities at all other times shall be conducted within an enclosed building.
7. Limited to the boarding of cats and other household pets, excluding dogs. Outdoor activities may occur between the hours of 9:00 a.m. and 4:00 p.m. Activities at all other times shall be conducted within an enclosed building. Breeding is not permitted.
8. Limited to sales of used automobiles. New or used motorcycles or mopeds are allowed.
9. Only allowed as an accessory use pursuant to §30.185.030, Accessory Uses.
10. Retail sales only allowed as an accessory use. See §30.185.030, Accessory Uses.
11. Seafood processing is not allowed.
12. Seafood processing is only allowed with a PSP.
13. Commercial Cannabis Businesses, as defined in section 30.295.050.C., require a commercial cannabis business permit pursuant to Chapter 9.44.



SECTION 4. Section 30.35.020 of Chapter 35 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

### 30.35.020 Land Use Regulations

Table 30.35.020 and the subsections that follow prescribe the land use regulations for Coastal-Oriented Zones.

Use classifications are defined in Chapter 30.295, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited.

The table also notes additional use regulations that apply to various uses. Numbers in parentheses refer to specific limitations listed at the end of the table. Section numbers in the right-hand column refer to other sections of this Title.

<b>TABLE 30.35.020: LAND USE REGULATIONS–COASTAL-ORIENTED ZONES</b>						
<i>"A" Allowed Use</i>			<i>"–" Use Not Allowed</i>			
<i>"PSP" Performance Standard Permit Required</i>			<i>"(#)" Specific Limitations at the end of the table</i>			
<i>"CUP" Conditional Use Permit Required</i>						
<i>Use Classification</i>	<i>CO-HR</i>	<i>CO-HV</i>	<i>CO-H</i>	<i>CO-CAR</i>	<i>CO-MI</i>	<i>Additional Regulations</i>
<b>Residential Uses</b>						
Residential Uses	–	A	–	A	–	§30.185.360, Residential Uses in the CO-HV and CO-CAR Zones §30.185.040, Accessory Dwelling Unit
<b>Public and Semi-Public Uses</b>						
College and Trade School	–	–	–	A(1)	–	
Community Assembly	CUP	CUP	CUP(2)	CUP	–	
Cultural Institution	–	A	A(2)	A	–	
Harbor, Port, and Marina Facilities	–	–	A	–	–	
Instructional Services	–	–	–	A	–	
Park and Recreation Facilities	–	–	–	A	–	§30.185.350, Recreation Facilities
Public Facility	–	–	A(3)	A(3)	CUP	
<b>Commercial Uses</b>						
Aquaculture Facilities	–	–	–	A	–	
Artist Studio	–	–	–	A	–	
Automobile/Vehicle Sales and Services						
Automobile/Vehicle Rentals	–	A/CUP (4)	A(4)	A/CUP (4)	A(4)	
Automobile/Vehicle Sales and Leasing	–	A(5)	A(2,5)	A(5)	A(5)	

**TABLE 30.35.020: LAND USE REGULATIONS—COASTAL-ORIENTED ZONES**

<p> <i>"A" Allowed Use</i>  <i>"PSP" Performance Standard Permit Required</i>  <i>"CUP" Conditional Use Permit Required</i> </p>						
<p> <i>"—" Use Not Allowed</i>  <i>"(#)" Specific Limitations at the end of the table</i> </p>						
<i>Use Classification</i>	<i>CO-HR</i>	<i>CO-HV</i>	<i>CO-H</i>	<i>CO-CAR</i>	<i>CO-MI</i>	<i>Additional Regulations</i>
<i>Fueling Station</i>	—	CUP(6)	PSP(3)	CUP	CUP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
<i>Service and Repair, Minor</i>	—	—	A(5)	A(5)	A(5)	
<i>Business Services</i>	—	—	—	A(7)	—	
<i>Commercial Entertainment and Recreation</i>						
<i>Small-scale</i>	—	—	—	A	—	
<i>Eating and Drinking Establishments</i>	A(6)	A	A(2)	A	—	
<i>Hotels and Similar Uses</i>	A	A	—	CUP	—	§30.185.220, Hotels and Similar Uses
<i>Maintenance and Repair Services</i>	—	—	A(5)	A(5)	A(5)	
<i>Offices</i>						
<i>Business and Professional</i>	—	CUP(8)	A(2,9)	A(9)	—	
<i>Parking, Public or Private</i>	—	A	A	A	A	
<i>Retail Sales</i>						
<i>Food and Beverage Sales</i>	—	A(6,10)	A(2,10)	A(10)	—	
<i>General Retail</i>	—	A(11)	A(2,11)	A(11)	—	
<b>Industrial Uses</b>						
<i>Automobile and Vehicle Repair, Major</i>	—	—	A(5)	A(5)	A(5)/CUP	
<i>Custom Manufacturing</i>	—	—	—	A	A(5)/CUP	
<i>Food and Beverage Manufacturing</i>	—	—	PSP(12)	PSP(12)	PSP(12)	§30.185.380, Seafood Odor Control
<i>Hazardous Waste Management Facility</i>	—	—	—	—	CUP	Chapter 30.55, Hazardous Waste Management Facility (HWMF) Overlay Zone
<i>Household Hazardous Waste Collection Facility</i>	—	—	A(13)	—	A	
<i>Industry, Limited</i>	—	—	A(5)	A(5)	A(5)/CUP	
<i>Research and Development</i>	—	—	—	A(3)	A(3)/	

TABLE 30.35.020: LAND USE REGULATIONS–COASTAL-ORIENTED ZONES						
<i>"A" Allowed Use</i> <i>"PSP" Performance Standard Permit Required</i> <i>"CUP" Conditional Use Permit Required</i>				<i>"–" Use Not Allowed</i> <i>"(#)" Specific Limitations at the end of the table</i>		
<i>Use Classification</i>	<i>CO-HR</i>	<i>CO-HV</i>	<i>CO-H</i>	<i>CO-CAR</i>	<i>CO-MI</i>	<i>Additional Regulations</i>
					CUP	
Warehousing and Storage	–	–	A(5)	A(5)	A(5)/ CUP	§30.185.310, Outdoor Storage
<b>Transportation, Communication, and Utilities Uses</b>						
Public Works and Utilities	–	–	–	–	CUP	
<b>Other Applicable Types</b>						
Accessory Uses and Buildings	A	A	A	A	A	§30.185.030, Accessory Uses and §30.140.020, Accessory Buildings
Animal Keeping	–	A	–	A	–	§30.185.210, Horse Keeping and SBMC 6.08, Care and Keeping of Animals
Cannabis Cultivation, Personal	§30.185.110, Cannabis Cultivation for Personal Use					
Mixed-Use Development	Mixed-Use Development is allowed subject to the regulations of the specific uses and applicable zone and permit requirements for any individual use or component of the project.					
Mobilehome	§30.185.270, Mobilehomes, Recreational Vehicles, and Modular Units, Individual Use; and §30.185.420 Temporary Uses					
Nonconforming Use	Chapter 30.165, Nonconforming Uses, Site Development, and Uses					
Solar Energy Systems	§30.140.090.D.8, Solar Energy Systems, and §30.185.400, Solar Energy Systems					
Temporary Use	§30.185.420, Temporary Uses					
<b>Specific Limitations:</b>						
1. Limited to schools for the arts or coastal-oriented education facilities.						
2. Limited to Stearns Wharf or as secondary harbor uses.						
3. Limited to marine-related facilities.						
4. Allowed if boat, boat trailer, or personal watercraft rental, CUP for automobile rental in the CO-HV and CO-CAR Zones only.						
5. Limited to boats, personal watercraft, and marine-related equipment, CUP in the CO-MI Zone for other uses allowed in the M-I						
6. Food and Beverage Sales, Eating and Drinking Establishments-Convenience, and Fueling Stations are not allowed in the area bounded by Cabrillo Boulevard on the southeast, Los Patos Way on the southwest and the existing railroad right-of-way on the north, due to concerns about protection of the sensitive habitat character and aesthetics of the Andree Clark Bird Refuge, except that Food and Beverage Sales are allowed as an accessory use.						
7. Limited to printing and copying, blueprint services, advertising and mailing, photo finishing, model building, and publishing.						
8. Limited to the second and third floors of commercial structures and where the Review Authority makes the required findings pursuant to Subsection B, below.						
9. Limited to offices of businesses or persons engaged in coastal-related activities.						



**TABLE 30.35.020: LAND USE REGULATIONS—COASTAL-ORIENTED ZONES**

<i>"A" Allowed Use</i> <i>"PSP" Performance Standard Permit Required</i> <i>"CUP" Conditional Use Permit Required</i>			<i>"—" Use Not Allowed</i> <i>"(#)" Specific Limitations at the end of the table</i>			
<i>Use Classification</i>	<i>CO-HR</i>	<i>CO-HV</i>	<i>CO-H</i>	<i>CO-CAR</i>	<i>CO-MI</i>	<i>Additional Regulations</i>
10. Limited to 2,500 square feet of floor area per lot.						
11. Limited to uses that are primarily coastal-related, coastal-dependent, visitor-serving, or of a commercial recreational nature specific to the Coastal Zone such as bait and tackle shops, marine supply and related equipment sales, specialty and gift shops, and bicycle, roller skating, moped, dive gear, surfing, and other recreational equipment rental stores.						
12. Limited to seafood facilities.						
13. Allowed as a secondary harbor use only when limited to facilities exclusively serving the area within the CO-H Zone.						

A. **Dual Zoning: CO-HV and CO-CAR.** The land uses allowances within the CO-HV Zone and the CO-CAR Zone apply within the dual CO-CAR/CO-HV Zone.

B. **Additional Land Use Regulations: CO-HV Zone.**

1. **Required Findings for Business and Professional Offices.**

Business and Professional Offices may only be allowed where the Review Authority finds that:

- a. The use is compatible with visitor-serving uses;
- b. Visitor-serving uses remain the primary use of the structure; and
- c. Non-visitor-serving uses do not exceed 50 percent of the total square footage of the structure.

2. **Other Allowed Uses in the CO-HV Zone.** Other visitor-serving or commercial recreational uses deemed appropriate by the Planning Commission are allowed in the CO-HV Zone.

C. **Additional Land Use Regulations: CO-H Zone.**

1. **Other Allowed Uses and Development in the CO-H Zone.** The following uses and development are allowed in the CO-H Zone.

- a. **Primary Harbor Uses:** Other coastal-dependent uses as deemed appropriate by the Planning Commission.
- b. **Secondary Harbor Uses:** Other coastal-related uses as deemed appropriate by the Planning Commission.
- c. **Stearns Wharf Uses:** Other coastal-dependent, coastal-related, and visitor-serving uses as deemed appropriate by the Planning Commission.

2. **Five Year Review of Uses.** At least once every five years from March 30, 1993, the Board of Harbor Commissioners shall review the extent and nature of the uses existing in the Harbor and Shoreline Area of the CO-H Zone and make a recommendation to the Planning Commission regarding the adequacy of coastal-dependent uses (Harbor primary uses) in relation to coastal-related and visitor-serving uses (Harbor secondary uses) in order to assure that the harbor remains a working harbor. A review of the mix of uses may occur at any other time at the direction of the Board of Harbor Commissioners or Planning Commission. Subsequent reviews shall be

at five year intervals thereafter. The Coastal Commission shall receive a copy of the recommendation and accompanying background materials associated with each review.

**D. Additional Land Use Regulations: CO-CAR Zone.** Other coastal-dependent, coastal-oriented, commercial recreational, or arts-related uses that are found to be consistent with the intent of the CO-CAR Zone by the Planning Commission are allowed in the CO-CAR Zone.

**E. Additional Land Use Regulations: CO-MI Zone.** The following uses and development are allowed in the CO-MI Zone.

1. Other coastal-related uses deemed appropriate by the Planning Commission.

2. Any other use permitted in the M-I Zone subject to the restrictions and limitations contained therein and issuance of a Conditional Use Permit. A Conditional Use Permit may be granted in accordance with the provisions of Chapter 30.215, Conditional Use Permits, subject to the following additional findings:

a. The use is compatible with coastal-dependent or coastal-related uses; and

b. The property would have no feasible economic value if limited to coastal-dependent or coastal-related uses. This finding shall be substantiated by competent evidence determined by the Planning Commission to be objective which includes no present or future demand for coastal-dependent or coastal-related uses. Structures in existence or developments which have a valid and unexpired approval from the Coastal Commission on the effective date of this Subsection may be used for all uses permitted in the M-I Zone.

**SECTION 5.** Section 30.175.040 of Chapter 295 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

**30.175.40 Required Automobile and Bicycle Parking Spaces**

**A. Required Off-Street Parking Spaces.** Each lot shall provide the minimum number of automobile and bicycle parking spaces stated in Table 30.175.040, Required Off-Street Parking Spaces, except as provided below.

1. **Minimum Number of Spaces.** Fractions shall be rounded pursuant to Section 30.15.050, Fractions.

a. **Automobile Parking.** If the result of rounding is less than one automobile parking space, a minimum of one automobile parking space shall be required for every new use established and new main building constructed.

b. **Bicycle Parking.** When bicycle parking is required pursuant to this Chapter, and the result of rounding is less than one space, a minimum of one bicycle parking space shall be provided. Rounding for bicycle parking shall take place prior to the determination of the numbers of short term and long term bicycle parking, as described below.

c. **Short Term and Long Term Bicycle Parking.** When the numbers of short and long term bicycle parking spaces required per Table 30.175.040, Required Off-Street Parking Spaces, result in fractions of a space, the one remaining required bicycle parking space represented by the sum of the fractions may be provided as either short term or long term.

2. **Central Business District.** Lots within the Central Business District shown on Figure 30.175.050.B, Central Business District and Parking Zones of Benefit, are subject to the parking requirements of Subsection 30.175.050.B, Central Business District (CBD).

3. **Exceptions and Reductions.** The required number of automobile and bicycle parking spaces may be reduced if an exception applies or a reduction is approved pursuant to Section 30.175.050, Parking Exceptions and Reductions.

<b>TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES</b>		
<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term/short term)</i>
<b>Residential Uses</b>		
<b>Residential Housing Types</b>		
<i>Single-Unit Residential</i>	2 per unit; see §30.175.030.M, Covered Parking and §30.175.050, Parking Exceptions and Reductions	None
<i>Two-Unit Residential</i>	2 per unit; see §30.175.030.M, Covered Parking and §30.175.050, Parking Exceptions and Reductions	None
<i>Multi-Unit Residential</i>	Studio: 1.25 per unit One-bedroom: 1.5 per unit Two or more bedrooms: 2 per unit see §30.175.050, Parking Exceptions and Reductions and §30.175.030.N, Guest Parking and §30.175.030.H Accessible Parking	1 space per unit (100%/0%)
<b>Special Residential Unit Types</b>		
<i>Accessory Dwelling Unit</i>	§30.185.040, Accessory Dwelling Unit	None
<i>Additional Residential Unit</i>	Consistent with Single-Unit Residential	None
<i>Caretaker Unit</i>	1 per unit; see §30.185.120, Caretakers Unit	None
<i>Garden Apartment</i>	Consistent with Multi-Unit Residential	1 per unit (100%/0%)
<i>Affordable Housing</i>	see §30.175.050.A, Affordable and Senior Housing	1 per unit (100%/0%)
<b>Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices</b>		
<i>Community Care Facility</i>	1 per 2 bedrooms	1 per 15 bedrooms; minimum 2 spaces (50%/50%)
<i>Hospice</i>	1 per 2 bedrooms	1 per 15 bedrooms; minimum 2 spaces (50%/50%)
<i>Residential Care Facility for the Elderly</i>	1 per 2 bedrooms	1 per 15 bedrooms; minimum 2 spaces (50%/50%)



**TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES**

<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term/short term)</i>
Family Day Care Home	None beyond what is required for the Residential Housing Type	Consistent with Residential Housing Type
Group Residential	See §30.175.040.B, Standards for Specific Uses and Activities	1 per bedroom (100%/0%)
Home Occupation	None beyond what is required for the Residential Units	None beyond what is required for the Residential Units
Live-Work Unit	2 per unit	1 space per unit (0%/100%)
Mobilehome Park	Consistent with Multi-Unit Residential	1 space per unit (100%/0%)
Senior Housing – Non-restricted	See §30.175.050.A, Affordable and Senior Housing	None
Senior Housing – Low Income	See §30.175.050.A, Affordable and Senior Housing	None
Supportive Housing	None beyond what is required for the Residential Unit	None beyond what is required for the Residential Unit
Transitional Housing	None beyond what is required for the Residential Unit	None beyond what is required for the Residential Unit
<b>Public and Semi-Public Uses</b>		
Cemetery	None beyond what is required for any Community Assembly or Office, if applicable	1 per 1,750 square feet (0%/100%)
College and Trade School	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Community Assembly	1 per 100 square feet of net floor area Outdoor areas: as determined by the Community Development Director in consultation with the Public Works Director	1 per 1,000 square feet (0%/100%)
Community Garden	None	None
Cultural Institution	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Day Care Center	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Emergency Shelter	1 per 8 beds, or as determined by the Community Development Director in consultation with the Public Works Director	1 per 4 beds (100%/0%)
Harbor, Port, and Marina Facilities	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
<b>Hospitals and Clinics</b>		
<i>Hospital</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)

**TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES**

<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term/short term)</i>
<i>Clinic</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
<i>Birth Center</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Instructional Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Park and Recreation Facility	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Public Facility	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Recreational Vehicle and Camping Parks, Overnight	Guest Parking only: 1 per 4 recreational vehicle spaces	None
Recreational Vehicle Parks, Permanent	Consistent with Multi-Unit Residential	None
Schools	High School: 5 per classroom Elementary and Junior High School: 2 per classroom	5 per classroom (50%/50%)
Skilled Nursing Facility	1 per 2 beds	1 per 15 beds (25%/75%)
Social Service Facilities	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
<b>Commercial Uses</b>		
Adult Entertainment Facilities	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Agriculture	Outdoor Uses: none Indoor Uses: 1 per 250 square feet of net floor area	None
<b>Animal Care, Sales and Services</b>		
<i>Animal Daycare</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (100%/0%)
<i>Animal Shelter and Boarding</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (100%/0%)
<i>Grooming and Pet Stores</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (100%/0%)
<i>Veterinary Services</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (100%/0%)
Aquaculture Facilities	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director

<b>TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES</b>		
<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term/short term)</i>
Artist Studio	1 per 250 square feet of net floor area	1 per 1,750 square feet (0%/100%)
Automated Teller Machine (ATM)	1 per 250 square feet of net floor area	1 per 1,750 square feet (0%/100%)
<b>Automobile/Vehicle Sales and Services</b>		
<i>Automobile/Vehicle Rentals</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
<i>Automobile/Vehicle Sales and Leasing</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
<i>Car Washing Facilities</i>	1 space per 250 net square feet, excluding the car wash bays. Minimum 2 spaces for automatic and self-service car washes and 5 spaces for full-service car washes.	1 per 1,750 square feet (25%/75%)
<i>Fueling Station</i>	1 per 250 square feet of net floor area, including vehicle repair bays. Minimum 2 spaces. No additional spaces are needed for an automatic (drive-through) car wash. Other types of car washes require parking as specified in this table.	1 per 1,750 square feet (25%/75%)
<i>Service and Repair, Minor</i>	1 per 250 square feet, including vehicle repair bay area.	1 per 1,750 square feet (25%/75%)
Banks and Financial Institutions	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Business Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Cannabis Storefront-Retailer	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
<b>Commercial Entertainment and Recreation</b>		
<i>Cinema/Theaters</i>	1 per 100 square feet of net floor area	1 per 1,000 square feet (0%/100%)
<i>Large Scale</i>	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
<i>Small Scale</i>	1 per 250 square feet of net floor area, plus 2 spaces per any outdoor sport court, plus 1 per 250 square feet of the surface area of any outdoor swimming pool	1 per 1,750 square feet (25%/75%)
Drive-Through Facility	None beyond what is required for the primary Use Classification	None beyond what is required for the primary Use Classification
<b>Eating and Drinking Establishments</b>		



**TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES**

<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term/short term)</i>
<i>Bars/Night Clubs/Lounges</i>	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
<i>Food and Beverage Tasting</i>	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
<i>Full Service</i>	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
<i>Convenience</i>	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
Food Preparation	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
Funeral Parlors and Interment Services	Consistent with Community Assembly or Office, per this table, as applicable	1 per 3,500 square feet (25%/75%)
Hotels and Similar Uses	See §30.175.040.B, Standards for Specific Uses and Activities	1 per 20 rooms, minimum 2 spaces (50%/50%)
Maintenance and Repair Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Market Garden	1 per 250 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	1 per 1,750 square feet (0%/100%)
Medical Cannabis Dispensary	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Mobile Food Vendors	See §30.185.420, Temporary Uses	See §30.185.420, Temporary Uses
Nurseries and Garden Centers	1 per 250 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	1 per 1,750 square feet (75%/25%)
<b>Offices</b>		
<i>Business and Professional</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (75%/25%)
<i>Medical and Dental</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (75%/25%)
Outdoor Sales and Display	None, if Outdoor Sales and Display is an Accessory Use; otherwise, 1 per 500 square feet of area devoted to onsite outdoor sales and display	1 per 3,500 square feet (50%/50%)
Outdoor Seating	1 per 250 square feet of outdoor seating area where the outdoor seating area is 50% or more of the indoor floor area of any Eating and Drinking Establishment. Where the outdoor seating area is less than 50% of the indoor floor area of any Eating and Drinking	1 per 1,500 square feet (25%/75%)

**TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES**

<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term/short term)</i>
	Establishment, no additional parking is required.	
Parking, Public or Private	None	None
Personal Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
<b>Retail Sales</b>		
<i>Food and Beverage Sales</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
<i>General Retail</i>	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
<i>Neighborhood Market</i>	None	4 short term spaces
<b>Industrial Uses</b>		
Automobile and Vehicle Repair, Major	1 per 500 square feet, including the vehicle repair bay area.	1 per 1,750 square feet (75%/25%)
Building Materials and Services	1 per 250 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	1 per 1,750 square feet (75%/25%)
Commercial Cannabis Business	Except for Cannabis Storefront- Retailer, 1 per 500 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Commercial Vehicle and Equipment Sales and Rental	1 per 500 square feet; plus, Fueling and Car Washing per this table, if applicable	1 per 3,500 square feet (75%/25%)
Construction and Material Yards	1 per 500 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	1 per 1,750 square feet of General Retail (75%/25%)
Custom Manufacturing	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
<b>Food and Beverage Manufacturing</b>		
<i>Limited/Small Scale</i>	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
<i>General/Large Scale</i>	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
Hazardous Waste Management Facility	As determined by the Community Development Director in consultation with the Public Works Director	1 per 3,500 square feet (100%/0%)
Household Hazardous Waste Collection Facility	1 per 500 square feet	As determined by the Public Works Director
Industry, General	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)

**TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES**

<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term/short term)</i>
Industry, Limited	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
Recycling Collection Facility	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
Research and Development	1 per 500 square feet of net floor area;	1 per 3,500 square feet (75%/25%)
Salvage and Wrecking	1 per 500 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	None
Towing and Impound	1 per 500 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	None
<b>Warehousing and Storage</b>		
<i>Indoor Warehousing and Storage</i>	1 per 1,000 square feet of net floor area, plus 1 per 250 square feet for any office space;	1 per 1,750 square feet of office space (75%/25%)
<i>Outdoor Storage</i>	1 per 1,000 square feet of lot area, minimum 2 spaces shall be provided per site	None
<i>Personal Storage</i>	1 per 1,000 square feet of net floor area, plus 1 per 250 square feet for any office space; minimum 3 spaces	1 per 1,750 square feet of office space (25%/75%)
Wholesaling and Distribution	1 per 500 square feet, see of net floor area;	1 per 3,500 square feet (75%/25%)
<b>Transportation, Communication, and Utilities Uses</b>		
Freight/Truck Terminals and Warehouses	1 per 500 square feet of net floor area	1 per 3,500 square feet (75%/25%)
Light Fleet-Based Services	1 per 500 square feet of net floor area	1 per 3,500 square feet (75%/25%)
Telecommunication Facilities	Unstaffed facility: 0 Staffed facility: As determined by the Community Development Director in consultation with the Public Works Director	None
Transportation Passenger Terminals	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Public Works and Utilities	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director



B. **Standards for Specific Uses and Activities.** The number of required automobile and bicycle parking spaces for the following specific uses and activities shall be calculated as follows:

1. **Parking for Multiple Uses.** For uses other than shopping centers and accessory uses, if more than one use is proposed on a lot, the number of required automobile and bicycle parking spaces shall be equal to the sum of the parking requirement calculated separately for each use as described below.

a. **Separation.** Multiple uses with different automobile and bicycle parking requirements located in the same building must be physically separated with a fixed barrier, of a sufficient height and material to adequately separate uses, or the automobile and bicycle parking requirement shall be calculated at the highest rate for all uses.

b. **Common Areas.** Common areas, such as hallways or shared bathrooms, for multiple uses shall be calculated using the highest automobile and bicycle parking rate for all proposed uses.

2. **Parking for Shopping Centers.** Shopping centers may provide required automobile parking spaces at a rate of one space per 250 square feet of net floor area, and bicycle parking at a rate of one space per 1,750 square feet of net floor area, of all buildings occupied with a commercial use, even if a higher minimum parking requirement is indicated in Table 30.175.040, Required Off-Street Parking Spaces, for individual uses. This provision does not apply if the shopping center includes any of the following uses: Hotels and Similar Uses, Residential, Public and Semi-Public, Industrial, or Transportation, Communication and Utilities.

3. **Parking for Accessory Uses.** If the floor area of any accessory use does not exceed the maximum size, as described in Section 30.185.030, Accessory Uses, additional automobile and bicycle parking spaces shall not be required for any accessory use, even if a higher minimum parking requirement is indicated in Table 30.175.040, Required Off-Street Parking Spaces. However, manufacturing, warehouse, or storage use that is incidental, or accessory to, a primary use shall not be parked at a lower rate than that required for the primary use.

4. **Parking for Outdoor Uses.** The area of any outdoor use that requires automobile or bicycle parking spaces per Table 30.175.040, Required Off-Street Parking Spaces, shall be identified on an approved plan and shall be demarcated on the site with a fixed barrier which may include, but is not limited to, bollards, railings, posts, walls, fences, patios, planters, or any similar visual or physical border.

5. **Parking for Fleet Vehicles.** Any use that operates more than three fleet vehicles shall provide off-street parking spaces for all fleet vehicles in addition to the automobile and bicycle parking spaces required by Table 30.175.040, Required Off-Street Parking Spaces, for employee and customer parking.

6. **Vehicles as Inventory.** Any use that retains an inventory of vehicles for sale, repair, or rental shall provide off-street storage space for those vehicles, and shall not utilize the automobile or bicycle parking spaces required by Table 30.175.040, Required Off-Street Parking Spaces, for vehicle storage or vehicle inventory.

7. **Parking for Group Residential, Hotels and Similar Uses.** Required automobile parking for Group Residential, Hotels and Similar Uses, is as follows:

a. *Guestrooms without kitchens provided in the unit:* shall provide one automobile parking space per guestroom, plus one automobile parking space per caretaker's unit in a Hotel and Extended Stay Hotel, if applicable.

b. *Guestrooms with kitchens provided in the unit:* shall provide either one automobile parking space per guestroom, or per the automobile parking requirements for the Residential Housing Type in Table 30.175.040, Required Off-Street Parking Spaces, whichever is greater.

c. If individual beds are provided for rent, rather than rooms (e.g., youth hostel or dormitory), the automobile parking requirement is one automobile parking space per two beds. A "bed" for the purposes of this Section shall mean 70 square feet in any guestroom.

d. Auxiliary uses, including restaurants, spas, fitness centers, retail or similar uses, which are restricted to hotel occupants and their guests, shall require no additional automobile or bicycle parking spaces.

e. Auxiliary uses, including restaurants, spas, fitness centers, retail or similar uses, which are available to members of the public and hotel occupants and their guests, shall require additional automobile and bicycle parking spaces pursuant to Table 30.175.040, Required Off-Street Parking Spaces. However, no conference centers in a hotel shall require additional automobile or bicycle parking spaces.

f. For automobile and bicycle parking required for Hotels and Similar Uses in the Central Business District, see 30.175.050.B.1.a.ii.

8. **Vehicle Repair Bays.** Vehicle repair bays for any use shall not be counted as parking spaces.

9. **Parking for Warehousing and Storage.** Warehousing and storage uses that meet the following standards may use the automobile and bicycle parking requirement for Warehousing and Storage uses in Table 30.175.040, Required Off-Street Parking Spaces. Other warehousing and storage uses shall use the required automobile and bicycle parking rate for the most similar industrial or commercial use.

a. Warehousing and Storage is an allowed use in the Zone.

b. With the exception of Personal Storage, a minimum of 1,000 net square feet of contiguous, undivided warehouse or storage area is provided.

c. The warehouse or storage use is not accessory to a primary use.

10. **Uses Not Specified.** If automobile and bicycle parking requirements for a use are not specified in Table 30.175.040, Required Off-Street Parking Spaces, automobile and bicycle parking spaces shall be required in an amount adequate to meet the purpose of this Chapter, as determined by the Community Development Director, in consultation with the Public Works Director taking into consideration factors such as parking demand and similar uses listed in Table 30.175.040, Required Off-Street Parking Spaces.

SECTION 6. Section 30.295.040 of Chapter 295 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

**30.295.040 Commercial Use Classifications**

A. **Adult Entertainment Facilities.** As defined in Section 30.185.060, Adult Entertainment Facilities.

B. **Agriculture.** The outdoor use of land for the cultivation and wholesale of agricultural products produced on the premises. Agriculture includes tilling of the soil, the raising of crops, horticulture and the harvesting, sorting, cleaning, packing and shipping of agricultural products produced on the premises preparatory to sale or shipment in their natural form including all activities or uses customarily incidental thereto, but not including retail sales, the commercial packing or processing of products not grown on the premises or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property. This classification does not include the following uses: slaughter house, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, or operations for the reduction of animal matter. This classification also does not include the outdoor cultivation of cannabis, except as allowed pursuant to Section 30.185.110, Cannabis Cultivation for Personal Use.

C. **Animal Care, Sales and Services.** Retail sales and services related to the boarding, grooming, and care of household pets including:

1. **Animal Daycare.** Facilities providing non-medical care on a less than 24-hour basis for four or more dogs, cats, or other household pets not owned by the business owner or operator.

2. **Animal Shelter and Boarding.** A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining, generally overnight or in excess of 24 hours, four or more dogs, cats, or other household pets not owned by the business owner or operator. Typical accessory uses include veterinary and grooming services for boarded animals, but exclude pet stores, grooming, and veterinary services for non-boarded animals.

3. **Grooming and Pet Stores.** Retail sales and the accommodation of household pets on-site intended for retail sales, but not including boarding or breeding. Grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

4. **Veterinary Services.** Veterinary services for small animals. This classification allows 24-hour accommodation of animals receiving medical services but does not include boarding or breeding.

D. **Aquaculture Facilities.** Facilities for the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaculture includes aquaponics which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.

E. **Artist Studio.** Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use may include incidental retail sales of items produced on the premises and does not



include joint living and working units or uses that are generally industrial in nature (See Custom Manufacturing).

F. **Automated Teller Machine (ATM).** An electronic device from which a person is able to withdraw cash, make a deposit, or undertake other financial transactions.

G. **Automobile/Vehicle Sales and Services.** Retail or wholesale businesses that sell, rent, or repair automobiles, boats, personal watercraft, recreational vehicles, trucks, vans, trailers, scooters, and motorcycles including the following:

1. **Automobile/Vehicle Rentals.** Rental of automobiles or vehicles. Typical uses include car rental agencies.

2. **Automobile/Vehicle Sales and Leasing.** Sale or lease, retail or wholesale, of automobiles, light-duty trucks, boats, personal watercraft, motorcycles, scooters, recreational vehicles, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

3. **Car Washing Facilities.** Washing, waxing, or cleaning of automobiles or similar light vehicles.

a. **Automatic Car Wash.** An establishment where washing, drying, and polishing of an automobile occurs in a car wash bay, in which the owner of the vehicle activates the system, and the automobile washing machine cleans the exterior of the vehicle.

b. **Full Service Car Wash.** An establishment where operating functions are performed entirely by the business operator with the use of washing, waxing, and drying equipment supplemented with manual detailing by the business operator.

c. **Self Service Car Wash.** An establishment where washing, drying, polishing, or vacuuming of an automobile is done entirely by the owner or occupant of the vehicle.

4. **Fueling Station.** Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; or providing incidental food and retail services including mini-markets.

5. **Service and Repair, Minor.** The service and repair of automobiles, light-duty trucks, boats, personal watercraft, motorcycles and scooters, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. It also excludes repair of heavy trucks, or construction vehicles.

H. **Banks and Financial Institutions.** Financial institutions providing retail banking services. This classification includes only those institutions serving retail banking customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.

I. **Business Services.** Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi or delivery services with three or fewer fleet vehicles on-site.

J. **Cannabis Storefront-Retailer.** A commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale to customers at a fixed location, including an establishment that also offers delivery of cannabis and cannabis products as part of a retail sale, and where the operator holds a valid commercial cannabis business permit from the City of Santa Barbara authorizing the operation of a retailer, and a valid state license as required by state law to operate a retailer.

K. **Commercial Entertainment and Recreation.** Provision of participant or spectator entertainment to the general public.

1. **Cinema/Theaters.** Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

2. **Large-scale.** This classification includes large, generally outdoor facilities such as sports stadiums and arenas, amphitheaters, drive-in theaters, driving ranges, golf courses, outdoor tennis clubs, lawn bowling, batting cages, ice or roller skating rinks, swimming or wave pools, miniature golf courses, archery, and riding stables. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons. This classification does not include outdoor shooting ranges, gun ranges, and any similar activities involving the discharge of firearms.

3. **Small-scale.** This classification includes small, generally indoor facilities such as billiard parlors, card rooms, health clubs (includes facilities that offer group exercise classes such as yoga and aerobics, and personal training facilities), gymnasiums, dance halls, amusement arcades, facilities for basketball, handball, racquetball, and tennis. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons. This classification does not include shooting ranges, gun ranges, and any similar activities involving the discharge of firearms.

L. **Drive-Through Facility.** A motor vehicle drive-through facility which is a commercial structure or portion thereof which is designed or used to provide goods or services to the occupants of motor vehicles. It includes, but is not limited to, banks and other financial institutions, fast food establishments, and film deposit/pick-up establishments, but shall not include drive-in movies, gasoline stations, or car-wash operations.

M. **Eating and Drinking Establishments.** Businesses primarily engaged in serving prepared food or beverages typically for on-site consumption.

1. **Bars/Night Clubs/Lounges.** Businesses serving beverages, including beer, wine, and mixed drinks, for consumption on the premises as a primary use.

2. **Food and Beverage Tasting.** Businesses serving samples of food or beverages; typically an ancillary use associated with a production facility such as wine or beer making, or retail sales.

3. **Full Service.** Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided.

4. **Convenience.** Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where food is paid for at the time it is ordered. This classification includes cafes, cafeterias, coffee shops, fast-food restaurants, carryout sandwich shops, limited service pizza parlors and delivery shops, self-service restaurants, snack bars and takeout restaurants.

N. **Food Preparation.** Businesses engaged in preparing or packaging fresh food for either on-site or off-site consumption. With the exception of caterers or commercial kitchens, these businesses will have a storefront retail component, but will not include wholesale, distribution, processing, or industrial manufacturing of food products. Typical uses include catering kitchens, food commissary, commercial kitchen, retail bakeries with less than 10 employees, delicatessens, meat or seafood market, or confectionary shops. (For bakeries with more than 10 employees, see Food and Beverage Manufacturing.)

O. **Funeral Parlors and Interment Services.** An establishment primarily engaged in providing services involving the care, preparation, or disposition of human or animal remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

P. **Hotels and Similar Uses.** Establishments providing overnight accommodations to transient patrons for payment. This classification includes establishments that offer accommodations for periods of 30 consecutive calendar days or less. Establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes, but is not limited to, auto courts, bed and breakfast inns, hostels, inns, motels, motor lodges, timeshare projects, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs.

Q. **Maintenance and Repair Services.** Establishments engaged in the maintenance or repair of electronics, office machines, household appliances and equipment, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

R. **Market Garden.** The outdoor use of land for the cultivation and retail sale of agricultural products produced on the premises. This includes the sale of food or value-added food products, such as jams and jellies, that are grown on-site, but does not include the preparation of food and beverages for on-site consumption. The food may be sold directly to consumers, restaurants, stores, or other buyers, or at Farmers Markets.

S. **Medical Cannabis Dispensaries.** As defined in Section 30.185.250, Medical Cannabis Dispensaries.



T. **Mobile Food Vendors.** A self-contained vehicle that is readily movable without disassembling, and is used to sell or prepare and serve food and beverages.

U. **Nurseries and Garden Centers.** Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, which are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale.

V. **Offices.** Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see Hospitals and Clinics).

1. **Business and Professional.** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices and tax preparations offices.

2. **Medical and Dental.** Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the state of California. Incidental medical or dental research within the office is considered part of the office use, where it supports the on-site patient services.

W. **Outdoor Sales and Display.** The sales and display of merchandise outside an enclosed building as an extension of an indoor operation or establishment.

X. **Outdoor Seating.** An unenclosed seating area located outdoors and designated for patrons of an on-site establishment that serves or sells food or beverages. May be covered or uncovered.

Y. **Parking, Public or Private.** Surface lots and structures for use of occupants, employees, or patrons on the subject site or offering parking to the public with or without a fee when such use is not incidental to another on-site activity.

Z. **Personal Services.** Provision of recurrently needed services of a personal nature. This classification includes health and medical spas, barber shops and beauty salons, seamstresses, tailors, tattoo parlors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies mainly intended for the consumer. This classification also includes massage establishments in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section 4612. (For health clubs and gymnasiums, See Commercial Entertainment and Recreation, Small-Scale.)

AA. **Retail Sales.**

1. **Food and Beverage Sales.** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

2. **General Retail.** The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments such as department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following types of goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

3. **Neighborhood Market.** Establishments primarily engaged in the provision of frequently or recurrently needed food, beverages, or small personal items for residents within a reasonable walking distance. Typical uses include neighborhood grocery stores, and convenience markets.

SECTION 7. Section 30.295.050 of Chapter 295 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

**30.295.050 Industrial Use Classifications**

A. **Automobile and Vehicle Repair, Major.** Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, vehicle painting and tire sales and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

B. **Building Materials and Services.** Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and establishments devoted principally to taxable retail sales to individuals for personal use. This classification does not include Construction and Material Yards.

C. **Commercial Cannabis Business.** Any business or operation which engages in medicinal or adult-use commercial cannabis activity (including but not limited to Commercial Cannabis storefront-retail, retailer-delivery, manufacturing, testing, distribution, and commercial indoor cultivation).

D. **Commercial Vehicle and Equipment Sales and Rental.** Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape activities. Includes large vehicle operation training facilities. Sales of new or used automobiles or trucks are excluded from this classification.

E. **Construction and Material Yards.** Storage of construction materials or equipment on a site other than a construction-site.

F. **Custom Manufacturing.** Establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle making shops, woodworking, and custom leather working and jewelry manufacturers.

G. **Food and Beverage Manufacturing.** Establishments engaged in the production, processing, packaging or manufacturing of food or beverage products for offsite consumption.

1. **Limited/Small Scale.** A small-scale food and beverage products manufacturing and distribution establishment located in facilities less than 5,000 square feet per lot. The use may include wholesale or accessory retail sales. Retail areas or eating and drinking establishments associated with the manufacturing use, exceeding the area allowed as an accessory use, shall comply with all standards and limitations for retail uses or eating and drinking establishments. Examples include small coffee roasters, micro-breweries, micro-distilleries, wine manufacturing, wholesale or retail bakeries with 10 or more employees in the bakery. (For bakeries with less than 10 employees, see Food Preparation.)

2. **General/Large Scale.** A large-scale food and beverage products wholesale manufacturing and distribution establishment located in a facility over 5,000 square feet per lot.

H. **Hazardous Waste Management Facility.**

1. **Off-Site.** A facility that accepts hazardous wastes from more than one generator, and may also be referred to as a Commercial or Specified Hazardous Waste Facility. An Off-site Hazardous Waste Management Facility shall include the following:

a. **Hazardous Waste Transfer Station.** A facility where hazardous waste from more than one source is collected and consolidated for shipment to a treatment, recycling or disposal facility or facilities. Transfer stations which handle only latex paint, used oil, antifreeze, spent lead acid batteries or small household batteries in accordance with provisions of California Health and Safety Code Section 25201(c) and meet all conditions for exemption outlined in California Health and Safety Code Section 25201(c), and are known as a household hazardous waste collection facility, are specifically excluded from this definition.

b. **Hazardous Waste Storage Facility.** A hazardous waste facility at which hazardous waste is contained for a period greater than 96 hours at an off-site facility with specified exceptions provided in the California Health and Safety Code, Section 25123.3. On-site facilities which store hazardous wastes for periods of greater than 90 days shall be considered to be an Off-site Hazardous Waste Storage Facility.

c. **Hazardous Waste Treatment Facility.** A facility where the toxicity, chemical form or volume of a hazardous waste is altered to render the waste less toxic, less chemically active, or of a reduced volume.

d. **Hazardous Waste Recycling Facility.** A facility engaged in the process of reclaiming, using or reusing hazardous wastes.

e. **Hazardous Waste Residuals Repository.** A disposal facility for the long-term storage of the byproducts of treated hazardous waste for which there is no further means of practical treatment to render them less toxic or less chemically reactive.

2. **On-Site.** A facility that stores, treats, recycles or disposes of hazardous waste generated only within the facility's boundaries.

I. **Household Hazardous Waste Collection Facility.** A facility run by, or under contract to, a public agency which only accepts certain types of hazardous materials and then only for transport to an authorized recycling facility or to a permitted hazardous waste collection facility. The types of wastes that can be accepted are latex paint, used oil, antifreeze, spent lead-acid batteries and small household batteries in accordance with all provisions of California Health and Safety Code Section 25201(c). The materials cannot be stored for more than 180 days. Such facilities shall be accessible to individuals, households or small businesses.

J. **Industry, General.** Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as agriculture processing, biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This classification does not include industrial activities where the operations are obnoxious or offensive such as: iron casting, leather tanning, paint boiling, manufacturing with use of a drop hammer or punch press, slaughter house, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, or operations for the reduction of animal matter.

K. **Industry, Limited.** Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

L. **Recycling Collection Facility.** A center for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public where limited processing and storing of such items is conducted on-site.

M. **Research and Development.** A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

N. **Salvage and Wrecking.** Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.



O. **Towing and Impound.** Establishments primarily engaged in towing motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services. (For automobile/dismantling, see Salvage and Wrecking.)

P. **Warehousing and Storage.** Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant.

1. **Indoor Warehousing and Storage.** Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including but not limited to automobiles, feed, and lumber. Also includes cold storage, freight moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

2. **Outdoor Storage.** Storage of commercial goods in open lots.

3. **Personal Storage.** Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Q. **Wholesaling and Distribution.** Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials (see Building Materials and Services).

## SECTION 8. Severability and Interpretation.

A. **Severability.** If any provision of this Ordinance or the application thereof to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are hereby declared to be severable.

B. **Interpretation.** This Ordinance shall be construed to confer upon the City the maximum power and authority allowed by state and federal law. In the event state or federal law is found to conflict with and preempt any provision of this Ordinance, or in the event state or federal law changes to conflict with and preempt any provision of this Ordinance, the remaining and non-conflicting provisions of this Ordinance shall be interpreted and construed to give maximum effect to the remaining and non-conflicting provisions so as to effectuate to the greatest extent possible the purposes and restrictions expressed herein.

## SECTION 9. Interim Ordinance Nos. 5763 and 5774

On September 6, 2016, the Council of the City of Santa Barbara adopted Ordinance No. 5763, an interim emergency ordinance prohibiting non-medical marijuana businesses within the City for 45 days pursuant to Government Code section 65858 and City Charter section 511. On October 18, 2016, after a duly noticed public hearing, Council determined that in order to protect the public health, safety and welfare, it was necessary to extend Ordinance No. 5763. To that effect, Council adopted Ordinance No. 5774 extending the prohibition against non-medical marijuana businesses for 22 months and 15 days or until September 5, 2018. To the extent any challenges pertaining to the enforceability or validity of all or a portion of this ordinance are raised upon its adoption and enactment, Ordinance No. 5774 shall remain in effect as to the challenged provisions.

#### SECTION 10. Effective Date

Pursuant to Section 514 of the City Charter, this Ordinance shall take effect thirty (30) days after its adoption. Pursuant to Section 512 of the City Charter, the City Clerk shall cause the ordinance to be published at least once in the official newspaper within fifteen (15) days after adoption, by title only, and the publication shall state that the full text of the ordinance shall be available to the public at the City Clerk's Office.

**ORDINANCE NO. 5815**

STATE OF CALIFORNIA                     )  
  )  
COUNTY OF SANTA BARBARA         ) ss.  
  )  
CITY OF SANTA BARBARA                )

I HEREBY CERTIFY that the foregoing ordinance was introduced on November 21, 2017, and was adopted by the Council of the City of Santa Barbara at a meeting held on December 5, 2017, by the following roll call vote:

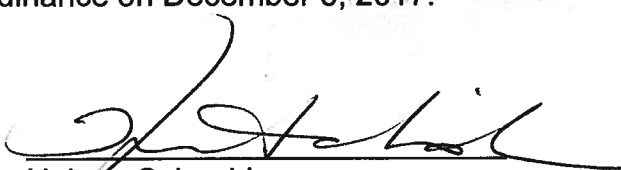
AYES:                     Councilmembers Gregg Hart, Frank Hotchkiss, Cathy Murillo, Bendy White; Mayor Helene Schneider  
  
NOES:                     Councilmembers Jason Dominguez, Randy Rowse  
  
ABSENT:                  None  
  
ABSTENTIONS:         None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on December 6, 2017.

  
\_\_\_\_\_  
Sarah P. Gorman, CMC  
City Clerk Services Manager



I HEREBY APPROVE the foregoing ordinance on December 6, 2017.

  
\_\_\_\_\_  
Helene Schneider  
Mayor